

**AGENDA
COLUMBUS PLAN COMMISSION
DECEMBER 3, 2003, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

ROLL CALL

LIAISON REPORTS

PLAT COMMITTEE-Steve Ruble
CITY COUNCIL-Craig Hawes
COUNTY PLAN COMMISSION-Dave Bonnell
BOARD OF ZONING APPEALS-Gary Nienaber
HEARING OFFICER-Thom Weintraut
PARK BOARD-Mike Gillespie
UTILITY REVIEW COMMITTEE-John DeLap
LANDSCAPE REVIEW COMMITTEE-Patricia Zeigler

CONSENT AGENDA

A. Minutes of November 5, 2003.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- B. **SP-03-2 23rd Street Resubdivision**, a petition by Russell Development on behalf of Bill Russell and Terry Coriden for a sign development plan for property located at 2300 Central Avenue, Columbus, on the northwest corner of Central Avenue and 23rd Street, to allow three tenant signs on one pylon without a primary sign advertising the center.

[REQUESTING CONTINUANCE]

- C. **SP-03-3 Clifty Crossing Shopping Center**, a petition by Continental Clifty, LLC for a sign development plan for property located at 1149 N National Road, Columbus, on the northwest corner of the intersection of National Road and Taylor Road, to allow three tenant signs on the existing pylon sign that exceed the maximum 75% allowed.

PUBLIC HEARING

- D. **PP-03-03, WOODLAND PARKS**, By Skaggs Builders, Inc., is a proposal to create 152 residential lots totaling 47.7 acres. The property is located on the west side of US 31, approximately 400 feet north of CR 400 North in German Township.

PUBLIC HEARING

- E. **PP-03-04, BREAKAWAY TRAILS SECTION THREE**, By Robert Thompson, is a proposal to create 89 residential lots totaling 27.03 acres. The property is located on the northwest corner of the intersection of Middle Road and Parkside Drive in Columbus Township.

PUBLIC HEARING

- F. **AO-03-02: CONDITIONAL USE REGULATION OF MODEL HOME LOCATION AND LONGEVITY**-An amendment initiated by the Columbus Plan Commission, to eliminate

the 18-month time limitation on model homes in residential developments and to impose a requirement that all model homes be approved by the Board of Zoning Appeals through the Conditional Use permit process.

PUBLIC HEARING

- G. C/RZ-03-15 CITY OF COLUMBUS BROWN & WATER REZONING:** A request initiated by the Plan Commission to rezone two lots totaling approximately 3 acres from SU-11 (Public Buildings and Uses) and I-2 (Medium Industrial) to B-3 (Central Business District). The lots are located on the northeast bank of the East Fork of the White River, south of the lots are located on the northeast bank of the East Fork of the White River, south of the Second Street Bridge, near the intersection of Brown and Water Street.

PUBLIC HEARING

- H. AO-03-03** A proposal to amend Chapter 17 of the Columbus City Code, the zoning ordinance, with regard to Section 17.02.020 Definitions: Lowest Floor, Section 17.62.060 (b) Improvement Location Permit, Section 17.62.080 (b) Protecting Buildings, and Section 17.62.130 Abrogation and Greater Restrictions. The amendments to section 17.02.020 and Section 17.62.080 (b) will change the required area for openings to equalize hydrostatic pressure in the event of a flood, amendments to Section 17.62.060 will update sections numbers referenced in the ordinance, and amendments to Section 17.62.130 will address the City Council assurance that the National Flood Insurance Program and Indiana regulations regarding floodplain issues be met.

I. [WITHDRAWN BY PETITIONER]

PUD-03-11: NUGENT SAND CO PUD MODIFICATION-A petition by Nugent Sand Company to modify the existing PUD zoning requirements to allow expansion of a currently-active sand and gravel dredging operation, on a tract of approximately 360 acres, bounded approximately by Indianapolis Road and Long Road to the west, the Flatrock River to the east, US 31 to the south, and CR 400N to the north, in Columbus Township.

DISCUSSION ITEMS

Appoint nomination committee for election of officers for 2004.

REPORTS & RECOMMENDATIONS

Director's Report

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.